

CENTEX HOMESATTACHMENT BPage 1 of 2

Trudi Ryan
Community Development Director
City of Sunnyvale
456 West Olive Ave.
PO Box 3707
Sunnyvale, CA 94088-3707

RE: Request for General Plan Change: 610 Alberta Avenue also know as
APN# 323-33-062

Dear Director Ryan:

Centex Homes respectfully requests that the Sunnyvale City Council allow the Community Development Department to accept and process an application to change the General Plan of 610 Alberta Avenue from "Mobile Home Residential" to either "R-2 Low Medium Density" or "R-3 Medium Density". The Zoning Designation will be determined with its preliminary discussions with the Community Development Department prior to its submittal of a Tentative Map.

The property located at 610 Alberta Avenue is zoned as "Mobile Home Residential" and is currently in use as a 67-space mobilehome park, Oasis Mobile Home Manor. A General Plan change and rezoning of the underlying land will trigger the closure of the mobilehome park. Both the California Civil Code, specifically those provisions beginning at Civil Code Section 798 et seq. known as the Mobilehome Residency Law, and Chapter 19.72 of the Sunnyvale Municipal Code, "Conversions of Mobile Home Parks to Other Uses," will govern the conversion of Oasis Mobile Home Manor to another use. Under Section 19.72.030 Oasis Mobile Home Manor has been determined to be undergoing a change of use, in that twenty five percent (25%) or more of the total number of mobilehome sites are uninhabited at the present time. Specifically, of the 67 spaces in the park, 21 mobilehome or mobilehome spaces are vacant, thus thirty-percent (31%) of the park is vacant at present. Of the remaining 46 units, residents who own their mobilehomes occupy 35 units, and residents who rent the mobilehomes occupy 11 units.

As required by both the proposed application for a General Plan change and rezoning and because of the on-going change of use of the Park due to increased vacancies, Centex Homes will submit at the time of the application for General Plan change, rezoning and tentative map a "Conversion Impact Report" as required by the City's Mobile Home Conversion Ordinance. The Conversion Impact Report will contain detailed information concerning all the information required under the ordinance including most importantly a detailed relocation assistance plan for the residents of Oasis Mobile Home Manor.

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With regard to the Conversion Impact Report, Centex has retained Margaret Nanda, Attorney at Law who specializes in mobile home relocation law, and Catholic Charities who will work as Centex's Housing Specialist to work with each current mobile home resident as their personal "case manager". Immediately following the holiday season, Centex and Catholic Charities will meet with the residents of Oasis Mobile Home Community and begin to outline the steps of the relocation process which will entail an assessment of the residents' needs, replacement housing resources, program assurances and standards regarding the availability to provide adequate funds to relocate all households and tenant participation in the relocation plan.

In summary, Centex Homes respectfully requests the Sunnyvale Council to direct the Community Development Department to accept an application to change the General Plan and Zoning District from "Mobile Home" to "R-2 or R-3 Residential as well as allowing Centex and Catholic Charities to begin to work on a "Conversion Impact Report" that will allow for the relocation of the 35 Mobilehome owners and the other residents of the Park. Finally, Centex respectfully requests the Community Development Department to place this on the City Council Agenda by no later than its last schedule meeting in February 2005.

Should you have any questions, please give me a call at (925) 415-1661.

Sincerely,



Michael R. Van Every
Director of Land Acquisition - South Bay

Cc: Honorable Mayor and Sunnyvale City Council
Gerri Caruso, Principal Planner
Diana O'Dell, Planner
Annabel Yurcumcu, Housing Officer
Jeff Jacobs, Centex Homes
Sue Dillon, MacKay and Soms
Margaret Nanda, Attorney At Law
Gloria Ortega, Catholic Charities